



**WINNETKA PARK DISTRICT  
COMMITTEE MEETING  
THURSDAY, DECEMBER 10, 2015  
Community Room  
540 Hibbard Road**

- 1. Committee of the Whole – 5:30 p.m.**
  - a. Strategic Plan \*
  - b. Lakefront Master Plan Status Report
  - c. Skokie Playfield Service Center
  - d. Meeting Notification Process - Discussion
  
- 2. Adjournment**

*\*Materials will be distributed prior to meeting.*

Persons with disabilities requiring reasonable accommodations to participate in this meeting should contact the Park District's ADA Compliance Coordinator, John Shea, at the Park District's Administrative Office, 540 Hibbard Road, Winnetka, IL Monday through Friday from 8:30 a.m. to 5:00 p.m. at least 48 hours prior to the meeting. Telephone number 847-501-2040; Fax number 847-501-5779. Requests for a qualified interpreter require five (5) working days advance notice.

## Winnetka Park District

### Board Summary

**Date:** December 4, 2015

**To:** Board of Commissioners

**Subject:** Green Associates – Proposal of Architectural and Engineering services for Skokie Playfield Service Center Dry Flood Proofing and Project Completion.

**From:** Costa Kutulas, Superintendent of Parks

**Through:** Robert Smith, Executive Director

#### Summary:

During the review process of the building plans the Village informed us of a policy change to the Village code for MWRD requirements for properties located in the 100-year flood plain. As of May 31, 2014 the Village of Winnetka adopted the new MWRD standard for flood plain requirements, which states that the total cost of the proposed improvements must be less than 50% of the appraised value of the structure taken over the life of the structure. This means that we are allowed to complete improvements up to \$135,000 or would need to completely demolish the current structure and rebuild a new facility to meet the current flood plain requirements. Currently we have contracted with ATP Enterprise Group Inc. for \$420,000 which encompasses the north end of the facility; this includes the offices, restrooms, lunchroom, locker area and mechanical room. The current contracted amount is \$285,000 over the allowable limit of the new MWRD standard.

After meeting with village staff and discussing possible solutions to our issue, we have decided that the best option for the district would be to dry flood proof the building. Dry flood proofing would completely seal the exterior envelope of the building by installing bulkhead barriers at the door and window openings which are within the 24” elevation of the base flood plain. We would also need to address the hydrostatic pressures of the exterior walls, and confirm that they are impermeable. On the interior of the building we would need to address the buoyancy of the current floors and confirm that they could withstand the head pressures of the flood waters. Along with addressing the floors we would need to upgrade all the drains and sewer systems with a backflow valve or check valve to stop flood waters from back draining into the facility.

Currently we have tasked Colin Marshall from Green Associates to complete a dry flood proofing assessment of the service center, and let us know what it would take to complete this scope of work. Colin and his team have come up with a summary/plan on how to meet this new

MWRD requirement. Most of the improvements needed to meet the new MWRD requirement are simple, but unfortunately there is one large unknown that we need to investigate some more, and that is the buoyancy of the concrete floors. We are anticipating that the current slab thickness which would be common for this type of construction does not meet the standard for this type of flood proofing. We are anticipating having to pour a 4" concrete slab throughout the entire facility to gain the weight needed to meet the code requirement. Unfortunately there is an inherent problem with raising the floor heights; the increase height would decrease all the door openings and overall ceiling heights. We'll also have to see how the new floor height will affect the ADA access to the building. Colin and his team have placed marked costs for these interferences and they are included in the price of the construction phasing work.

Due to the new circumstances, we have put the project on hold based on discussions with the village. We would like to table this topic for one more month or until we feel we have a handle on where the project is going long term.

**Recommendation:**

Currently at this time staff is looking to table this discussion for one for month while further research is completed on the project.

**END**